

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Sovereign Dev. Group VIII,
Inc./Sovereign VII Townhomes

Case #: 131-R-03

Date: December 9, 2003

Comments:

1. The applicant shall contract for engineering services to obtain a general license for surface water management from the Broward County Department of Environmental Protection (BCDPEP). This design shall incorporate sufficient property boundary, existing, and proposed elevations (with use of cross-sectional views as applicable) to demonstrate adequate storm water routing and storage per Section 47-25.2.L of the City Code of Ordinances. The engineer's paving and drainage plan(s) and calculations shall be complete in order to obtain final site plan approval.
2. Owner of the referenced property is advised that no site plan approval shall be issued until said site plan reflects all easements, rights of way or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.
3. The owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

4. Please provide engineered plans as follows for review prior to requesting final DRC authorization from the engineering department:
 - a. Paving, Grading, and Drainage (PGD) Plan(s),
 - b. Water and Sewer Plan(s)
 - c. Details and Specifications Plan(s) with City Standards, as applicable.
5. Please provide typical cross-sectional views of the proposed grading around the perimeter of the entire site. These typical sections shall provide sufficient detailing of the site grading, proposed structures, landscaping, etc. which will result in the finished project (including right of way area per engineering department standard detail P2.1).
6. All site plans should be oriented so that north points up on the page.
7. Insufficient stacking is available at the entrance and exit to the site. A twenty-two (22) foot stacking area is required by Section 47-20 of the City Code.
8. The architects shall review engineer's plans for existing and proposed utilities and eliminate any conflicts between proposed entrances/exits and power or street light poles, and any conflicts between landscaping and underground or overhead utilities.
9. Indicate along the property the new public sidewalk and its widths. The City standard detail shall be incorporated into the drawing set prior to permit application submittal. The walk shall run through the ingress and egress to this site.
10. Provide a stop sign and bar at the egress.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Sovereign Dev. Group VIII,
Inc./Sovereign VII Townhomes

Case #: 131-R-03

Date: December 9, 2003

Comments:

1. Flow test required.
2. Show hydrant location.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Gary Gray
954-828-5762

Project Name: Sovereign Dev. Group VIII,
Inc./Sovereign VII Townhomes

Case #: 131-R-03

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Comments:

1. No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Sovereign Dev. Group VIII,
Inc./Sovereign VII Townhomes

Case #: 131-R-03

Date: December 9, 2003

Comments:

1. There is a 5' minimum dimension required where a vehicular use area adjoins an abutting R.O.W.
2. Indicate requirements for irrigation.
3. Definitive street tree scheme required for the street frontage.
4. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of existing, large desirable trees. Any trees which would be considered good candidates for relocation should be relocated. Existing trees to remain should be of sufficient distance from existing structures to avoid conflict. "Equivalent replacement" for trees removed to be above minimum site Code requirements.
5. Tree installation must conform to F.P.L. guidelines. Shade trees are shown too close to lines.
6. Landscape Plans to be sealed by, and contain the name of the Landscape Architect who prepared the plans.
7. Verify that the landscape area required to meet the 20% vehicular use area requirements is within 10' of the VUA.

Recommendations:

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Planning

Member: Don Morris
954-828-5265

Project Name: Sovereign Dev. Group VIII,
Inc./Sovereign VII Townhomes

Case #: 131-R-03

Date: December 9, 2003

Project Description:

The petitioners propose to construct fourteen (14) townhouse units in the RC-15 zoning district. Residential developments of five (5) units or more require Level II Site Plan Review (DRC).

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Edgewood Civic Association.
2. Provide a text narrative that includes information on the security system, hours of the various service and maintenance operations, and solid waste disposal system.
3. Provide a point-by-point text narrative of how this proposal meets the Adequacy Requirements of Section 47-25.2.
4. Indicate in narrative that these units will be sold fee simple.
5. Accentuate the property lines.
6. Verify setback measurements on site plan.
7. Indicate the area of each unit on floor plans. A minimum of 2,000 SF per unit is required pursuant to Section 47-18.33.B.1.
8. Discuss garage widths with zoning representative.
9. Increase the scale on the building elevation and the landscape drawings.
10. Show setback from property lines and adjacent buildings on elevation drawings.
A step back may be required for buildings exceeding 22' in height pursuant to Section 47-18.33.B.5.d.
11. Show adjacent structures on site plan.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

12. Show *required* setbacks on setback table on the site plan.
13. Show location of exterior lighting, AC/HVAC equipment and pool equipment on site plan.
14. Show five (5) foot easements along the front, rear and side property lines on site plan pursuant to Section 47-18.33 (B)(5)(a) and (c).
15. The proposed swimming pool appears to encroach into the required 5' easement.
16. All private drives shall comply with engineering standards (47-20.5 (B)).
17. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
18. Indicate location of any opaque and non-opaque fencing on the site plan. Fences shall comply with fence requirements as stipulated in Section 47-18.33 (B)(9).
19. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb and gutter, curb cuts, and sidewalks). Discuss standards with engineering representative.
20. A recorded maintenance agreement will be required with this development.
21. Additional comments may be forthcoming.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	Sovereign Dev. Group VIII, Inc./Sovereign VII Townhomes	Case #:	131-R-03
Date:	December 9, 2003		

Comments:

1. Will impact resistant glass be used?
2. Will there be a security fence/gate at project openings?
3. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
4. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
5. Will there be sufficient common area lighting in order to eliminate any potential dark/hot spots?
6. All entry doors and locking devices will have sufficient security rating.
7. Will all solid entry/exit doors have a 180-degree viewing device? (Peep Hole)
8. Will all overhead garage doors have secondary locking devices?
9. Will each unit have a perimeter security system to include glass break protection and panic buttons for emergency conditions?
10. Is there sufficient turn around room with this one-way driveway?
11. Will there be any back up mirrors installed along the garage walls in order to prevent any vehicle backing mishaps?
12. All landscaping should allow full view of location.
13. How will pool area usage be controlled? (CCTV, signage, fence)
- 14. Please submit comments in writing prior to DRC sign-off.**

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Sovereign Dev. Group VIII,
Inc./Sovereign VII Townhomes

Case #: 131-R-03

Date: December 9, 2003

Comments:

1. Provide a current survey encompassing the entire development site.
2. Provide site, elevation, floor and landscape plans that are at a scale legible for review.
3. Provide a narrative outlining how the proposed townhouse development complies with section 47-18.33 point by point.
4. Drive aisle is not twenty-four (24) feet for the entire length of the drive pursuant to the requirements of section 47-20.11.
5. The entrance requirements of section 47-18.33.B.6 are not clearly evident. Clearly depict all required entrance features on the site and elevation plans.
6. Delineate the required five (5) foot pedestrian/utility easements on the site plan pursuant to section 47-18.33.B.5.a-c.
7. Pools and parking are located in the required pedestrian/utility easements.
8. Locate and label all mechanical equipment for compliance with sections 47-19.2.S and 47-19.2.Z.
9. Dimension setback to the fence/wall and provide design details. Fence/wall shall not be located in the required easements.
10. Discuss parking requirements of section 47-20.2 with applicant.
11. Additional comments may be discussed at the DRC meeting.